



## Leduc Alberta

\$400,000

NAI Commercial Real Estate, have been retained by the developer on an exclusive basis to arrange the sale for develop ready CBO and IL Zoned lots ranging from 0.93 Acres up to 4.97 Acres (contiguous). The parcels are strategically located in Leduc, Alberta (the Property). The professionally subdivided lots available are 4, 5, 23, 24 & 28. Flexible Zoning: Lots are designated IL - Light Industrial zoning & Commercial Business Orientated CBO. Lower Cost to Entry: Parcels competitively priced compared to Edmonton and other similar parcels in the Nisku/Leduc area. Attractive Property Taxes: Leduc offers a Lower Mill Rate in comparison to the city of Edmonton 22.22 vs 11.91. Build to Suit Opportunities: Developer will Turn Key custom building package. Strategic Transportation Corridor: Convenient access to the 65 Avenue Expansion, QEII HWY, Airport Road and the Nisku/Leduc Spine Road (id:6769)

Listing Presented By:



Originally Listed by:  
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